

37-232

05038

WARRANTY DEED
Joint Tenancy**Know all Persons by these Presents,**
015589**NO TRANSFER
TAX PAID**

That I, THOMAS O. WATSON in consideration of One Dollar and other valuable consideration, paid by THOMAS O. WATSON and SHIRLEY M. WATSON whose mailing address is 62 Oak Street, Waterville, Maine, the receipt we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said THOMAS O. WATSON and SHIRLEY M. WATSON as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated on Merryfield Avenue in Waterville, County of Kennebec and State of Maine, being lot numbered two hundred fifty-seven (257), according to a plan of lots at Cool Street Heights Annex, belonging to said Grantor. Said plan being made by Ernest W. Branch, C. E., dated July 5, 1923 and recorded in Kennebec County Registry of Deeds in Portfolio.

Also another certain lot or parcel of land situated on Merryfield Avenue in said Waterville. Being lots numbered two hundred fifty-five (255) and two hundred hundred fifty-six (256), according to a plan of lots at Cool Street Heights Annex, belonging to the Grantor. Said plan being made by Ernest W. Branch, C. E., dated July 5, 1923, and recorded in Kennebec County Registry of Deeds in Portfolio.

These lots hereby conveyed subject to the following restrictions; No huts or shanties to be built or placed on said lot.

Said Grantor does not hold himself liable for the enforcement of these restrictions.

Being the same premises conveyed to Thomas O. Watson and Estelle P. Watson by deed of Ernest Phair, Jr. dated September 24, 1976 and recorded in Kennebec County Registry of Deeds, Book 1945, Page 49. Thomas O. Watson acquired title by virtue of Divorce Judgment dated August 28, 1978, and recorded in said Registry, Book 2150, Page 175.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Thomas O. Watson and Shirley M. Watson as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

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In Witness Whereof, I, the said Thomas O. Watson have hereunto set my hand and seal this 20th day of the month of June, A.D. 1994.

Signed, Sealed and Delivered
in presence of

Mary S. Mathieu

Thomas O. Watson

Thomas O. Watson

State of Maine, County of Kennebec ss. June 20, 1994.

Then personally appeared the above named Thomas O. Watson and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Mary S. Mathieu

Mary S. Mathieu, Notary Public

My commission expires: 1/18/00



RECEIVED KENNEBEC SS.

94 JUN 24 AM 9:00

ATTEST: Norma Reed Mann
REGISTER OF DEEDS